

Regulatory Document Rewrite Review Questionnaire, City of Tempe

Date: 08 May 2001

Time: 17:42:37

What_infill_development_concerns_do_you_for_see_Tempe_having:

In many situations, I would expect infill projects to be situated where they may act as a transitional use between existing dis-similar land uses. Setbacks, screening, building heights, privacy, parking, etc., are site planning issues that become even more complicated. There has to be flexibility. As Tempe evolves into a fully urbanized community, intensity will bring the sensitivity of these issues to the surface and force compromises. Some field research looking at other communities who have had to deal with this transition could be very informative.

What_types_of_concerns_are_there_for_compatibility_of_uses:

Unfortunately, we are all conditioned to believe this is a potentially negative condition. This is a suburban pretext. In the more urbanized areas of Los Angeles such as Santa Monica and many of the surrounding communities, there are miles of mixed uses. I believe this can work and be very successful. It is this type of urban intensity of mixed uses that allows a pedestrian oriented community to evolve.

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

There has to be a better formula for mixed use conditions. Structured parking is a necessary evil. There has to be expedient access for users, but I believe it does not necessarily have to be convenient or visible. Viable commercial development has to have convenient parking for those users who are not "local residents". Once again, there are other communities who have had to deal with this condition. Research should provide a variety of potential scenarios.

What_is_your_view_on_project_application_procedures_and_processes:

This was dicussed during our evening meeting on April 23. The entitlement process is not the problem. Clearly, the problem is Design Review and CEPTD.

Where_in_Tempe_or_in_the_Valley_have_you_seen_projects_done_right:

Fountainhead Corporate Park is the best example of a corporate office environment in the Valley. Tempe should be developing their General Plan using this project as a core area and promoting higher end mixed uses with pedestrian features.

Any_items_in_the_Zoning_Ordinance_you_would_like_to_see_addressed:

The Landscape and Screen Walls needs a major renovation. Start over. Signage is always a problem. In a more urban environment signage should be even more restricted. What would be nice is to include a "system" for street addresses.

Additional_Comments:

Thank you for starting this process.

Date: 07 May 2001
Time: 15:05:52

What_infill_development_concerns_do_you_for_see_Tempe_having:

﻿Affordable housing, small scale, development that is good for all citizens, not just the wealthy ones. How about some gardens. In terms of concerns, I am worried that an increasing and density will occur that will gentrify that neighborhoods.

What_types_of_concerns_are_there_for_compatibility_of_uses:

I don't understand this question. You need to clarify you language, particularly when you are talking to the general public.

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

Yes, you need to make sure that traffic studies are done regarding all of the development that is occuring. You need to make sure that you do not effect the neighborhoods next to Mill avenue.

What_is_your_view_on_project_application_procedures_and_processes:

I think you need to creat a process with with neighborhood imput, real imput not just symbolic like these questions.

Where_in_Tempe_or_in_the_Valley_have_you_seen_projects_done_right:

Very few in deed. The project on the Butte is a perfect example of how bad development is in Tempe. It practically took an upraising to turn that around.

Any_items_in_the_Zoning_Ordinance_you_would_like_to_see_addressed:

These questions are too broad to constitute serious imput fromt he public.

Additional_Comments:

I am unclear as to the purpose of these questions. I would encorage you to do a real community process to gain this information from people. As a social scientist, I can tell you that gathering data using this process violates all sorts of validity and reliability rules.

Date: 07 May 2001
Time: 09:13:31

What_infill_development_concerns_do_you_for_see_Tempe_having:

Consideration in regards to lighting of property and the other properties in the area as follows:

Spill light, Glare, View of source & Height.

What_types_of_concerns_are_there_for_compatibility_of_uses:

The model and style of lighting

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

What_is_your_view_on_project_application_procedures_and_processes:

Where_in_Tempe_or_in_the_Valley_have_you_seen_projects_done_right:

Tempe has done many excellent projects to say "done Right" is in the eyes of the people viewing the projects, but my eyes like the following:

Bike path lighting at The Tempe Lake

Signage of Streets

Lighting of Downtown District

Apartment site lighting

I think that lighting of property by Tempe standards today is caught up in the requirements by the book without consideration to other properties; this is okay if in a commercial or industrial area, residential is another story even if the residential area is a few blocks away.

Any_items_in_the_Zoning_Ordinance_you_would_like_to_see_addressed:

Lighting & Landscape

Additional_Comments:

Date: 06 May 2001

Time: 22:35:33

What_infill_development_concerns_do_you_for_see_Tempe_having:

I am concerned that too many neighborhoods will become filled with rental apartments and will become similar to the area called "sin city" just east of ASU.

What_types_of_concerns_are_there_for_compatibility_of_uses:

Commercial use usually will mean too many cars to be compatible with residential use. And industrial use may be too noisy or polluting. However, grocery stores and drug stores should be within walking distances of residences.

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

I always walk to downtown because of the cost of parking. I don't know what I will do when I become too old to walk.

What_is_your_view_on_project_application_procedures_and_processes:

You need better follow-up on projects. Ash Court presented a plan for what it was supposed to look like, but then the owners fired the architect and hired another one who changed the plan. And the city just let that happen.

Where_in_Tempe_or_in_the_Valley_have_you_seen_projects_done_right:

The Maple Ash neighborhood was done right. When my wife and I first moved to Tempe in 1967 we noticed the appeal of this neighborhood. Then one day when I was driving to the 5th Street Post Office I saw a for-sale sign on Ash Avenue. That is the house that we have been living in ever since. It is the combination of flood irrigation, resulting in big trees, and the distinctive architecture that I think were done right.

Any_items_in_the_Zoning_Ordinance_you_would_like_to_see_addressed:

Yes. Finish the Specific Area Plan. More than a year ago the neighborhoods had many meetings in which citizens worked hard to fashion a Strategic Plan which was supposed to lead to a Specific Area Plan. It is high time for the city to unveil the promised Specific Area Plan.

Additional_Comments:

I would like the city staff to pay more attention to the Northwest PAAB. It should be more than just a figurehead.

Date: 06 May 2001
Time: 22:25:38

What_infill_development_concerns_do_you_for_see_Tempe_having:

If densities are to increase, our ordinance needs to be that tool which assures higher densities will impact us positively, not negatively. Through the new ordinance, developers should be charged with this responsibility. Developers should expect to be rewarded for creating projects that are consistent with the community's goals and denied if the project is not consistent with the community's goals. Present processes, codes and standards are not aligned with this concept.

What_types_of_concerns_are_there_for_compatibility_of_uses:

We should seek to place those different uses that are compatible together (residential near appropriate commercial, and commercial near industrial, for example) and link them with non-automotive links. We should think in terms of how different uses can serve each other. Higher density residential can serve lower density residential by providing buffers for the lower density zone. Higher density residential can also bolster the demographics of an area to bring transit and basic goods and services to a neighborhood that could not otherwise support these things. Concerns are that proper protections and incentives are in place to assure the desired results. The ordinance needs to prescribe sensitive relationships between differing uses.

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

Yes. We have a limited amount of space in Tempe. Parking wastes this precious resource as it generates little or no revenue and does not provide goods or services. Parking separates uses in a detrimental way (it also increases our dependence on the automobile and fossil fuels) and it is not consistent with the community's mass transit goals. Parking also presents serious environmental problems such as urban heat island effect and surface water pollution. The ordinance should set maximum quantities for parking and establish a "per parking space" tax on businesses that provide parking.

What_is_your_view_on_project_application_procedures_and_processes:

Neighbors of a project have a difficult time preparing for a hearing due to tight time frames and a noticing system that is fraught with errors. Variances have been an important tool for neighborhoods in selecting and shaping projects that are appropriate to context. Neighborhood and staff review processes need to be improved (communication, documentation, and procedures are weak). Review process should be restructured to include review of contextual issues such as compatibility of adjacent use and scale.

Where_in_Tempe_or_in_the_Valley_have_you_seen_projects_done_right:

Downtown Tempe, 10 years ago. Many residents of this area chose to live here because of the diversity of uses, abundance of local basic goods and services and "walkable" patterns of development that existed here in the past. Most of these attributes are now gone, however.

Any_items_in_the_Zoning_Ordinance_you_would_like_to_see_addressed:

Yes. Parking requirements need to be re-thought per comments above. Principles of sustainable design, pedestrian oriented design and transit oriented design need to be incorporated into the ordinance. Programs of incentives should be used in conjunction with an Office of Sustainable Design (as in Seattle) to achieve goals stated in the the General Plan 2020 and the neighborhood strategic area plans. CPTED needs to be totally re-written to achieve safety and security in a way that is harmonious with elements of Tempe's other planning documents.

Additional_Comments:

The new ordinance needs to support the values and goals of the Neighborhood Strategic Area plans. The City of Tempe needs to show a serious committment to the Community's trust in this process. Engineering Standard's need to be revised in order to be consistent with principles of infill development and pedestrian oriented design.

Date: 03 May 2001
Time: 20:49:05

What_infill_development_concerns_do_you_for_see_Tempe_having:

I am concerned about height being out of proportion with the rest of the neighborhood - e.g. the new 25 story Centerpoint bldg or tall apt

bldgs abutting one story houses. Maintaining our open space and parks is critical. Having housing that is affordable is also important.

What_types_of_concerns_are_there_for_compatibility_of_uses:

I do not understand this question. Of course, you would want to have compatibility between these.

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

I feel that parking should be built underground or stacked (parking structure) as much as possible - not big open lots that attract heat and are unsightly. I would like to see less growth in parking than in buildings to encourage use of light rail, bikes, and walking to get to downtown.

What_is_your_view_on_project_application_procedures_and_processes:

Often, I think that residents don't realize what is happening until it is too late. I think that hearings should be early in the process and everyone within a certain number of miles/blocks from the development should get invitations. At the hearings, drawings, dioramas, etc. should be used so that the neighbors REALLY understand what is happening. When you start talking "variances" and the like, we're lost! There should definitely be opportunities for appeals.

Where_in_Tempe_or_in_the_Valley_have_you_seen_projects_done_right:

Both Gordon Biersh and Z Tejas were developments that enhanced downtown - both were in the style of Old Tempe, just the right height to fit in, attractive buildings.

Any_items_in_the_Zoning_Ordinance_you_would_like_to_see_addressed:

I think that the ordinance, and all zoning and planning, should follow the specific area plan. I, and many others, would like to see this completed for NW Tempe. Until we have a plan, zoning and development will continue to be contentious issues.

Additional_Comments:

Thank you very much for soliciting our input.

Date: 02 May 2001

Time: 18:09:06

What_infill_development_concerns_do_you_for_see_Tempe_having:

The first issue that I am concerned about is one of quality. I hold the view that the "flavor" of development is important, and that too much emphasis has been placed on corporate development. The "uniqueness" that once described Tempe is rapidly disappearing. The second issue is the emphasis on high density infill and the loss of open spaces. Why must the city of Tempe allow development of every last piece of ground? City planning should require the retention of open space.

Lastly, I would like to see Tempe recognize more properties as historic.

What_types_of_concerns_are_there_for_compatibility_of_uses:

An obvious concern is the disappearance of necessary services from both residential and commercial areas. We do not have a grocery store for miles, and the loss of businesses from Tempe Center (including grocery and video rental) has impacted the neighborhood negatively. How many more Gaps or bars do we need?

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

There are too many parking garages, and even more are planned! They are visually invasive, and promote automobile use rather than other modes of transportation.

I also have a problem with pay parking in Tempe. I also do not appreciate that the City of Tempe gave a private business a long-term loan for over \$300,000 in order for that business to purchase the parking meters.

What_is_your_view_on_project_application_procedures_and_processes:

I believe that the recommendations that are made by citizen groups and advisory committees be considered during project applications. I also believe that the process should include increased public awareness of hearings and better notice of the proposed projects. Often one does not hear about a project until AFTER it has already been approved. With time constraints precluding the attendance of many citizens at hearings and meetings, other avenues of input should be encouraged.

Where_in_Tempe_or_in_the_Valley_have_you_seen_projects_done_right:

This is a good question. I'll have to get back to you on this one.

Any_items_in_the_Zoning_Ordinance_you_would_like_to_see_addressed:

Additional_Comments:

Date: 02 May 2001

Time: 16:15:52

What_infill_development_concerns_do_you_for_see_Tempe_having:

I'm not exactly sure what this question means--is there a word missing? I'm not exactly sure what infill means in "developerese" but I think it means building on every last available spot. I would like to see Tempe leave some open space available--green space with trees and grass--not a single tree in a concrete planter. Tempe developers seem obsessed with filling in everything so that buildings, people are right on top of one another. I am concerned about the heat-island effect caused by concrete/brick buildings and blacktop.

What_types_of_concerns_are_there_for_compatibility_of_uses:

To me it is quite clear that compatibility with residential use is an issue that is ignored. For example, there used to be a number of services available to those who live in the near-downtown residential areas--grocery, pharmacy, dry cleaners etc. Now, those services basic to the residents have been taken away and will be replaced with "upscale" shopping. (Anne Taylor, Eddie Bauer, etc.) There seems to be no compatibility with higher and lower density (in the old town Tempe area) because everything is going to high density. Compatibility means we have to put up with high density.

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

Since downtown is going to high density--parking IS an issue--there is not enough, and the surrounding neighborhoods are being used for parking. I am not sure what you mean by "parking requirements."

What_is_your_view_on_project_application_procedures_and_processes:

Whoever has the most money gets what they want. The rest of us can go to hell.

Where_in_Tempe_or_in_the_Valley_have_you_seen_projects_done_right:

??? I like the idea of restoration rather than development. When buildings and areas are restored rather than redeveloped, the density remains closer to the original, and character remains intact. Downtown Tempe is nothing but a mountain of ugly bricks--thus obscuring the "beautiful vale of Tempe" that Charles Hayden once enjoyed.

Any_items_in_the_Zoning_Ordinance_you_would_like_to_see_addressed:

Zoning? I didn't think zoning really mattered here in Tempe. Once again...whoever has the most money controls the zoning. That has been made painfully obvious to the residents of the near down-town area.

Additional_Comments:

I'm sure my comments will be read, snickered at and then ignored. I have tried to participate in community based discussion and forums regarding development and the result has always been the same. "Thank you for your comments. NOW GO AWAY." Community input is largely ignored by developers. But I do enjoy putting my comments in print. It makes me feel better, even though my opinion changes nothing.

Date: 02 May 2001
Time: 15:37:38

What_infill_development_concerns_do_you_for_see_Tempe_having:

I see size and scale of development not blending with the existing properties. Variances are given to profit the builder/developer at the expense of the long time property owners.

What_types_of_concerns_are_there_for_compatibility_of_uses:

I am very concerned about density. I have no problem with properties being used to the fullest density allowed but when parcels are joined and setbacks are given variances, a high density, noncompatible building becomes a possibility.

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

Are you kidding!!! You have allowed parking to become outside dining space and restaurants to be built without reasonable parking places. Downtown is a mess! Because of a disability I have a really hard time, using the services downtown.

What_is_your_view_on_project_application_procedures_and_processes:

I really bothers me when a project has received approval and then by the time the final draft is done an entirely different project is built. The developer that won the contract because of his ideas but that is not what gets built.

Where_in_Tempe_or_in_the_Valley_have_you_seen_projects_done_right:

Any_items_in_the_Zoning_Ordinance_you_would_like_to_see_addressed:

Where can the issue of variances be addressed? They are supposed to be granted for hardships not financial gain!

Additional_Comments:

Date: 02 May 2001
Time: 14:15:04

What_infill_development_concerns_do_you_for_see_Tempe_having:

On the neighborhood level, there needs to be a zoning category that would allow for construction/existence of 1 or perhaps 2 (depending on lot size) detached dwelling units on a "single-family" lot, without requiring all the "multi-family" rules & regs kicking in, but with the condition that the primary dwelling is owner-occupied. This would allow for an aging parent or an independent offspring to remain at home, or, for the family to have an extra source of income by renting out the extra unit or two, possibly allowing one parent to stay home with the kids. Any of these scenarios would make a positive contribution to the community, with little or no negative impact.

What_types_of_concerns_are_there_for_compatibility_of_uses:

For the past 40 years or so, we have been way too concerned about separating uses, and we now suffer the sprawl and pollution that result. I am more concerned about gradation of intensities - a low-intensity commercial or retail use could be less detrimental to a single-family neighborhood than an intense MF residential development, or better than yet one more low-intensity SF neighborhood after another, after another, etc.

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

If we truly believe in light rail & mass transit, we need to design around them and take a look at reducing required parking ratios. Also, from a physical design standpoint, the ordinance needs to encourage more flexibility in the layout of parking lots - make the rules more qualitative.

What_is_your_view_on_project_application_procedures_and_processes:

Too many steps. There should only be one "Development Review" board, albeit with possible subcommittees for relatively minor cases. The possible exception would be Historic Preservation, due to State requirements, but this would only affect a very few projects, anyway.

Where_in_Tempe_or_in_the_Valley_have_you_seen_projects_done_right:

there are some examples of one well-done aspect or another, but none that I can readily think of that "put it all together."

Any_items_in_the_Zoning_Ordinance_you_would_like_to_see_addressed:

Change the overall emphasis from prescriptive/quantitative to performance/qualitative.

Additional_Comments:

Tempe needs to restake its position as a leader in the built environment.

Date: 02 May 2001
Time: 13:03:46

What_infill_development_concerns_do_you_for_see_Tempe_having:

Losing practical services in downtown Tempe as redevelopment takes place. Specialty shops and tourist oriented businesses are replacing services which serve local residents. For example when Stabler's leaves we won't have a supermarket.

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

People who live in downtown Tempe neighborhoods should not have to pay for parking downtown.

Additional_Comments:

There needs to be better pedestrian access to downtown from nearby neighborhoods. More traffic lights and crosswalks, particularly across University.

Remote User:
HTTP User Agent: Mozilla/4.0 (compatible; MSIE 5.5; Windows 95)

What_infill_development_concerns_do_you_for_see_Tempe_having:

Too much density. Unless you stop your planned growth and development Tempe will become a smog basin.

What_types_of_concerns_are_there_for_compatibility_of_uses:

Stop high densities. We don't need it; there is no return on investment to the taxpayers who have been paying for this.. It seems to me that "your" mind is made up.. frankly, I believe this questionnaire is a facade.

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

In this regard Tempe's policy is fraught with hypocrisy. We are paying to run empty buses and at the same time we are building parking garages.

What_is_your_view_on_project_application_procedures_and_processes:

No comment

Where_in_Tempe_or_in_the_Valley_have_you_seen_projects_done_right:

No response

Any_items_in_the_Zoning_Ordinance_you_would_like_to_see_addressed:

Decrease density, or better yet limit density. Why are we permitting buidling in flood planes.

Additional_Comments:

Date: 5/1/01
Time: 5:07:20 PM

What_infill_development_concerns_do_you_for_see_Tempe_having:

1. To what scale will this infill be?
2. Are more commercial planned that will pay sustainable wages, not bartenders, waitress and boutique clerk wages?
3. Will the citizens of Tempe be given a chance to vote to approve or disapprove the plan as required by Growing Smarter legislation? The people who live in Tempe should be given an opportunity to say how big is to big, densitiwise, populationwise and commercial vs residential neighborhood protection.

What_types_of_concerns_are_there_for_compatibility_of_uses:

P & V Arts Center under the flight path of sky harbor is not compatible use without a massive additional expense. I'd like to see the P & V center used as a 'magnet" on Apache blvd to attract sophicated, compatible in fill. The land on Apache won't require 14 Million expense for site prep. Higher density to Lower density ... Try to provide a gradual transition between higher to lower density. Abrupt transitions between higher to lower density result in maximum impact to the lower,

usually residential, neighborhood. A comprehensive plan, approved by voters, would be a great framework for all future development discussions to take place in. At this time, there appears to be no limitations as to height, population increase, preservation of open space. For example, the "Jefferson Commons-like" development planned for the east end of Apache will bring "Jefferson Common-like" problems along Apache Blvd.

I believe the compatibility of uses can be very high if the scale of the development is much lower than what has been proposed (Univ Corridor/Apache Corridor/DTC lakefrontage) Multi Use General zoning provides an opportunity to live work and recreate in the same area.

Are there any issues with regard to Tempes parking requirements:

I suggest you take another look at the "shared parking model" for the DTC. 1 -2 spaces per 1,000 sq feet doesn't provide enough parking in the DTC. I suggest free Municipal parking in places students won't find convenient to park (west of Mill) East of Mill has to have paid parking to prevent students from parking in front of business all day. A few free parking muni lots (ie NE corner of 5th and Farmer) might attract more customers to Mill ave.

What is your view on project application procedures and processes:

The cost for "new construction" should be increased. Infrastructure charges should be paid for by the developer. Restoration and rehabilitation of existing building should be charged a much lower permit fee.

2. Hearings should accurately report all testimony given pertaining to the project at issue. The Boards and Commissions membership should reflect the goals and limitations of a Comprehensive Tempe Growth plan approved by Tempe voters.

Where in Tempe or in the Valley have you seen projects done right:

BB Moeur/Hatton House restoration

Any items in the Zoning Ordinance you would like to see addressed:

Allowable building elevations.

Preservation of open spaces between buildings. Council Hallman's remarks are correct, " Cities are not remembered by their buildings. They are remembered by the spaces between the buildings"

Hold down residential zoning to existing residential. No upzoning for residential please.

Additional Comments:

Residentially speaking, I come from the school of " if you build it, they will come" It's the residential that cost the city money. Impose impact fees for that cost onto developers. (schools, police, fire utilities etc)This includes the infrastructure of storm drain, water and sewage in the DTC.

It appears a philosophy of "bigger is not big enough" exist in Tempe government. The reason for this philosophical mindset is to replenish

the anticipated "short falls" in revenue from the State. Why not look at cutting expenses rather than looking towards the ever expanding revenue stream generated from "economic engines"?

If you slow the pace of development in Tempe, you will significantly reduce the cost of providing the task needed to be done by the city staff during construction/inspection phase.

Date: 5/1/01
Time: 9:57:46 AM

What_infill_development_concerns_do_you_for_see_Tempe_having:

What_types_of_concerns_are_there_for_compatibility_of_uses:

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

What_is_your_view_on_project_application_procedures_and_processes:

Where_in_Tempe_or_in_the_Valley_have_you_seen_projects_done_right:

Any_items_in_the_Zoning_Ordinance_you_would_like_to_see_addressed:

Additional_Comments:

This is not the place for these comments, but they express sincere concern. Seeing the development in downtown saddens me. In attempts to keep up with Scottsdale and other municipalities, Tempe is losing its individuality and soul. By courting national chains, Mill Avenue becomes like everywhere else. If it's like everywhere else, why would anybody bother leaving where they are to go to a place that is just like it? I know, the crowds on Mill Ave. serve as evidence to the contrary, but I find fewer and fewer reasons to go Downtown, and fewer still to spend my money there.

Date: 5/1/01
Time: 9:20:28 AM

What_infill_development_concerns_do_you_for_see_Tempe_having:

Because zoning ordinances typically work best in a new development (green field), one-size-fits-all scenario, the greatest challenge is for our new ordinances, building standards, and engineering standards to be flexible enough to match existing conditions, if desired, especially in places where existing development is in conflict with the existing guidelines. I refer specifically to the older neighborhoods, where setbacks, accessory units, lower parking requirements, etc. were very different than what is in effect today. In many cases, older development is much more pedestrian and transit oriented--a major goal for the current revision process, I'm sure. But, in all areas, we must

be able to consider--do we want it to match what is there, or do we want to change the character of what is there today? If the zoning ordinance and regulatory documents do not allow either answer with equal ease, we are setting ourselves up for frustration and failure.

What_types_of_concerns_are_there_for_compatibility_of_uses:

I think we need a much "finer tooth comb" in considering compatibility. In terms of type of use, the definitions of what neighborhood commercial is versus general commercial (regional, destination, etc.) are archaic and the lists need to either be completely revised or thrown out. Within neighborhood commercial, we need definitions for realistic allowable uses on neighborhood commercial corridors as well as within residential areas--things like one chair hair salons, individual professional practices, family child care, etc. Businesses that don't cause non-residential-type noise, excessive traffic, dangerous fumes (like car repair, furniture refinishing, etc.) should be allowable in residential areas with easily-obtained use permits. In terms of industrial, looking at businesses like small bakery/restaurants that do production on site as not allowable in neighborhood commercial is also ridiculous. Then again, having businesses like Santa Barbara Catering operate regional production out of a small neighborhood commercial development in the middle of a neighborhood with delivery trucks running around all day is inappropriate. So, again, use permits are more effective than zoning restrictions. (I'm not aware of a use permit in the example of Santa Barbara...) Compatibility between higher and lower densities isn't about the density, it's about the design and the scale. If you weave a small scale (less than an acre) high density project into a moderate or low density neighborhood and reflect the character of the neighboring properties, what's the problem? If you wipe out entire blocks of single family homes and replace them with acres of high density apartments inside a gated wall, well, that is a problem. So, it's about scale and design, not how many units per acre. If you pay attention to the scale and the design, it's likely that compromises will occur naturally in the density. Look at the Hyde Park project as an example. To match the design and character of the neighborhood (including the re-

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

ESTABLISH PARKING MAXIMUMS!!!!!! As far as I'm concerned, Arizonans are insane about abundant free parking. It's just not realistic, especially in a landlocked community that still wants to allow for growth. We're improving alternative mode access and service, so it's time to adjust the other part of the transportation equation as well. Nothing should be done without shared parking, shared ingress and egress, etc. It's effective, efficient, and the right thing to do.

What_is_your_view_on_project_application_procedures_and_processes:

In terms of variances, there is too much need for them because the code is so archaic, so one would hope that the results of this process will eliminate much need for traditional variance procedures. But, in terms of the overall application process, too much negotiation is left to so late in the process that it appears to be invalid. That is, from a community perspective, by the time a project goes to public hearing,

it's perceived to be "a done deal" between staff and the applicant, or between Council and the applicant. In cases where more citizen input is required, like for a PAD, or where a neighborhood plan is in place, this is less problematic. There is more public dialogue earlier in the process. Our philosophy about who is empowered in the development decision-making process needs to evolve. Our community no longer accepts that property rights rule, the zoning ordinance is fair and just, and staff can make valid decisions for approval with minor input from Mayorally-appointed citizen representatives. Right or wrong, this is a widely enough held belief to say the existing process no longer holds water. The process is at once rigid and inhibiting of real problem solving amongst stakeholders. We need a process that encourages developers, property owners, neighborhood groups, and City staff to come together to PROBLEM SOLVE and create great solutions for our community's growth and development. While some may complain about this type of process, it ultimately creates better results for everyone, and is much more pleasant than the litigation-type, win-lose (zero sum) battles before boards, commissions, and Council. So, like the field of law is moving in general toward proactive mediation versus litigation, so should the development approval process. In the end, it means more flexibility and more dialogue versus rigid requirements, procedures, and resentful compromise or angry losers and morally indignant winners. So, what will it take to create such an open, flexible process? Real trust and true

Where_in_Tempe_or_in_the_Valley_have_you_seen_projects_done_right:

I'd have to say that MCW Holdings has done the best job of anyone in development in Tempe, both in terms of process and outcome. Picerne handled their condo project well in terms of process and product at the interface with the neighborhood. Benton/Robb has come a long way in terms of open dialogue process, negotiating compromise, and building good projects. Todd Marshall did a great job on his last infill project, despite being required to jump through insane hoops in terms of building and engineering standards. In terms of development projects being done right in the Valley, there are many examples of doing lots of things right, usually with a healthy dose of lots of things wrong. What do I want to see in Tempe? I want pedestrian and transit oriented design (open, welcoming, easily accessed, etc.); excellent, long-lasting building materials (no frame and stucco, my friends); energy efficiency (active and passive solar methods); environmentally sound practices (including water retention issues, landscaping, building siting, energy use, permeable paving materials, etc.); vertical mixes of uses in all commercial areas; adequate neighborhood goods and services in every 2 square miles of our town; sufficient forms of rental housing and homebuyer assistance to decrease the number of rental single family homes; sufficient affordable housing to serve at least 20% of our population (ongoing proportion); and virtually no blight conditions throughout the community. So, as you can see, you pretty much won't find that anywhere! Not even in the "Master Planned" communities. But, if we don't set our goals high, we can never hope to achieve even 80% of what we seek...

Any_items_in_the_Zoning_Ordinance_you_would_like_to_see_addressed:

That's really been covered in the other answers. I'd like to see the consultants come back with a draft proposal that states the methods through which they intend to address the questions posed. For example, how do they propose to change parking in Tempe? Through changes in the minimums or through establishing maximums? Will they seek to address use compatibility issues through hard and fast ordinance or through use permit processes? Will they seek to control density through zoning or through design and scale guidelines? I want to know the general theory behind their proposals BEFORE getting into the details of what they propose, specifically. So, I suppose I'm asking you to do now what I'd like to see done in the future... Keep the citizens involved in the problem-solving process early on--don't wait until formal public hearings on the draft document.

Additional_Comments:

If you'd like to contact me directly, please feel free. By the way, my firm is working with Otak on the Comprehensive Transportation Plan contract with Tempe...

Date: 5/1/01
Time: 7:09:46 AM

What_infill_development_concerns_do_you_for_see_Tempe_having:

Small properties, especially in the northern part of Tempe include buildings of historic significance. The value of historic buildings, especially commercial buildings is often overlooked in favor of demolition. In fact, preservation of historic buildings allows for smaller scale commercial interests (mom and pop operations) to persist because the costs of revamping an existing building are far less than demoing and rebuilding. The trash and rebuild also has the negative effect of changing the character of neighborhoods and business areas.

What_types_of_concerns_are_there_for_compatibility_of_uses:

Tempe along University, Mill, and Apache offers an unique opportunity to impliment Mixed use as a zoning option. These are areas where the density of residential and commercial properties is likely to increase and there are planned multimodal transportation options to bring folks to these areas for shopping and for multi-modal commuting.

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

Tempe needs to consider parking from square one. Here's a radical idea: put parking on University between Priest and Mill. That will force traffic to slow and I'll bet that the businesses will applaud the decision.

What_is_your_view_on_project_application_procedures_and_processes:

Take a hard look at preservation issues for historic buildings regarding permits. Apparently it is easier for a contractor to demo a historic building than to bring it up to code. Because of this fact, the City contributes to the destruction of buildings that give the city "character."

Where_in_Tempe_or_in_the_Valley_have_you_seen_projects_done_right:

I think the Rio Salado North project has potential to be a project done right. We'll see. MCW took the unusual step to respond to public pressure for preservation. I tip my hat to them.

Any_items_in_the_Zoning_Ordinance_you_would_like_to_see_addressed:

The Zoning Ordinance preparation must take historic preservation options into account. I suggest that the consultants preparing recommendations and the plan meet with the historic preservation commission and with Tempe's historic preservation officer. A meeting to discuss issues would demonstrate "good faith" in trying to address this issue. The City needs more good faith efforts in this direction.

Additional_Comments:

I would be happy to meet with anyone who is responsible for the preparation for the recommendations and plans for revisiting the Zoning Ordinance. I serve on Tempe's Historic Preservation Commission. My name is and I may be reached during the day at.

New development in Tempe is generally on small properties or in redevelopment. What infill development concerns do you for see Tempe having in the future?

The shift toward higher densities in a land-locked community and the process by which the City responds to this shift will be the biggest challenge. It is a trend that will not be stopped. In-fill projects should be compatible with the goals and aspirations of neighborhoods. Many neighborhoods have already undergone an exhaustive process to define their hopes and dreams for the neighborhood they call home with the development and completion of a Strategic Area Plan.

The City needs to acknowledge the many hours that citizens spent attending meetings, exhaustively reviewing documents, and constructively debating redevelopment issues leading up to a community compromise. To date this document is the best definition of community standards, especially in the Northwest Tempe neighborhoods, an area receiving the most redevelopment pressures. The status of this Strategic Area Plan and how it would be codified into a specific area plan should be the basis for zoning ordinance changes affecting infill in these neighborhoods. Otherwise, the zoning ordinance revisions and strategic/specific area planning processes are incompatible and the City did not clearly communicate how all the processes fit together. In summary infill issues should be defined by community standards set out in the strategic/specific area plans, if an area of the City has undertaken such a process.

What types of concerns are there for compatibility of uses? For example, compatibility with residential use, commercial use, and industrial use; compatibility between higher and lower densities.

I can think of many commercial uses that would fit appropriately into a

residential neighborhood if it doesn't draw a lot of traffic, noise and trash, and the building looked like a single family home. This situation illustrates the fact that so many compatibility issues should be resolved through a use permit process and not necessarily through the inflexibility of a zoning ordinance. The zoning ordinance should define the locations and public processes used to define approval of project through the issuance of a use permit. The most important compatibility issues surround the design of projects where lack of glass (Checker Auto at Hardy and University), too much steel in a residential neighborhood (the Benton Project at Farmer and 5th) or the drab uniformity of the America West building contrast with the excellence of MCW sensibilities. Let's have more brick, balconies, awnings and glass.

As a rule, these to me are more important than height or density in the downtown neighborhoods area. However, as older homes are gobbled up for the new, let's keep a portion of the unique older homes for reuse and be sensitive to existing residential areas through warmth of design with using many features/materials you would find in residential uses, brick, tile roofs, wood and window treatments.

Are there any issues with regard to Tempe's parking requirements?

In the Downtown area and surrounding neighborhoods, shared parking should be priority. In addition, city approval of the height of parking structures should be used to leverage design and use compromises on commercial redevelopment projects. Many neighborhoods are opposed to the height of many planned parking structures. The City could force community compromise by approving project parking only if the development provides for neighborhood goods and services or a portion of its square footage has significantly lowered rents for affordable commercial. Does anyone really believe Those Were the Days would be able to exist Downtown if Vic Linoff did not own the building?

What is your view on project application procedures and processes? This includes application requirements, notices, hearings, variances and appeal processes.

Before the City sets out on new ambitious public involvement goals, the City needs to build trust with the community by following through on its existing commitments. General Plan 2020 contains provisions and encourages the insertion of Strategic Area Plans and Specific Area Plans. The community in a good faith effort followed such opportunities and invested significant efforts so the Northwest Tempe Neighborhoods Strategic Area Plan would be used to build the Specific Area Plan. WHERE IS THE SPECIFIC AREA PLAN? And if the General Plan 2020 is revised per Growing Smarter and the Zoning Ordinance without the Specific Area Plans incorporated, the City will have broke its commitment. First things first.

Are there any items in the Zoning Ordinance you would like to see addressed? Please explain.

That's really been covered in the other answers. Use the existing plans and completed public involvement processes to build into the zoning ordinance.

What_infill_development_concerns_do_you_for_see_Tempe_having:

What_types_of_concerns_are_there_for_compatibility_of_uses:

When business' are allowed to operate in residential areas. There are problems with increased traffic and parking.

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

See above #2

What_is_your_view_on_project_application_procedures_and_processes:

Where_in_Tempe_or_in_the_Valley_have_you_seen_projects_done_right:

Any_items_in_the_Zoning_Ordinance_you_would_like_to_see_addressed:

Part 2- District Regulations, Chapter 3, sec. 2-302 permitted uses, 3f. The hours 7:00am - 10:00pm, I feel is too late for a residential area. Also, generate traffic beyond normal is a little vague.

Additional_Comments: